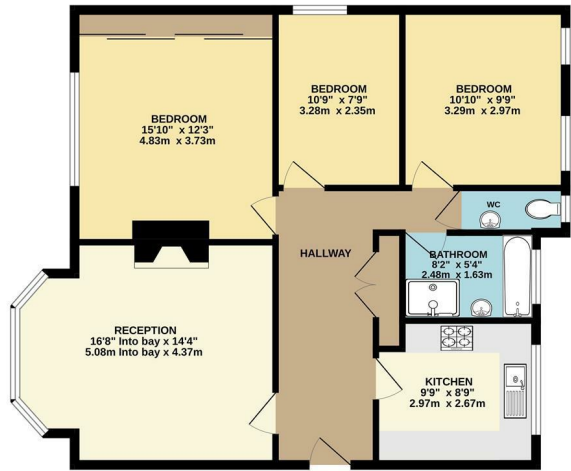




GROUND FLOOR



TOTAL FLOOR AREA: 956sq ft (87.9 sqm) approx.
When every effort has been made to ensure the accuracy of the figures contained herein, measurements of floors, walls, ceilings and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

Three Bedrooms | Ground Floor | Share Freehold | Purpose built period development | Spacious lounge/dining room | Stylish bathroom suite with underfloor heating | Beautiful working fireplace & parquet flooring | Ground floor apartment | Contemporary fitted kitchen | Immaculately presented and tastefully decorated



Eagle Court, Wanstead, E11 1PD

£550,000 Leasehold - Share of Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

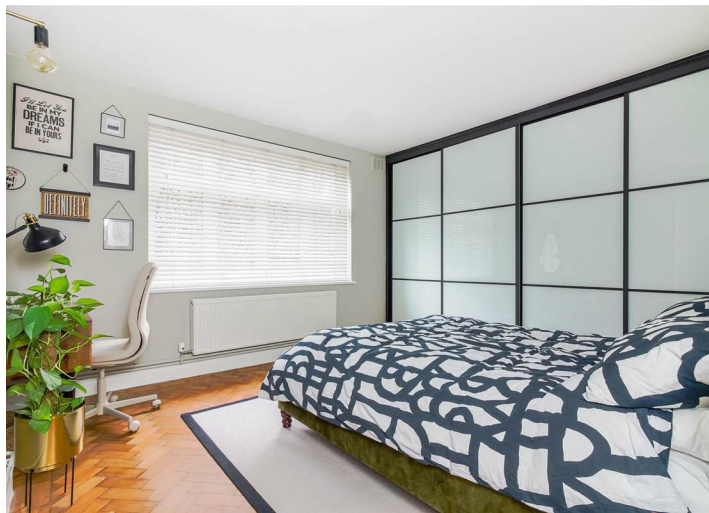
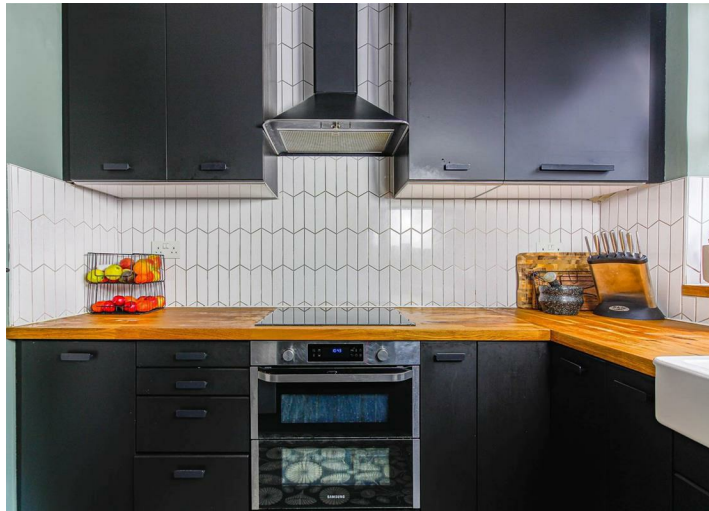
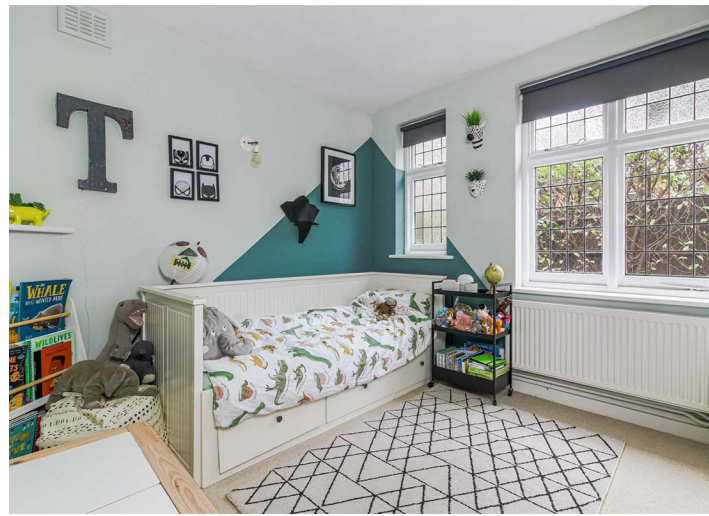


Three bedrooms
Purpose built period development
Spacious lounge/dining room
Stylish bathroom suite with underfloor heating
Beautiful working fireplace & parquet flooring
Ground floor apartment
Share of Freehold
Contemporary fitted kitchen
Immaculately presented and tastefully decorated
Close proximity of both Wanstead High Street & Snaresbrook Central line station (0.4 miles)



To view call **020 8989 0011**
Email wanstead@churchill-estates.co.uk

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Located on the ground floor of this charming and sought after period development situated just off Hermon Hill, is this immaculately presented and tastefully decorated three bedroom apartment offering spacious and well proportioned accommodation throughout.

Positioned on a quiet and tucked away cul-de-sac, whilst being within close proximity of both Wanstead High Street, Snaresbrook Central line station (0.4 miles) and within catchment of the highly regarded Snaresbrook primary school.

Boasting a bright and spacious lounge / dining room with feature bay window, stylish plantation shutters and a beautiful working fireplace, contemporary fitted kitchen with integrated dishwasher and wine cooler, generous main bedroom with ample fitted wardrobes, two further bedrooms and stylish bathroom suite with separate WC and underfloor heating.

Further benefiting from owning a Share of Freehold with a long lease in excess of 900 years, stunning parquet flooring in the lounge, main bedroom and hallway, communal parking and well tended gardens along, entry phone security and this property is currently assigned a garage with parking in front via the residents committee at a charge of £180 per quarter, an agreement which could potentially be continued by any new purchaser.

For further information or to arrange a viewing, please contact the office at your earliest convenience to avoid disappointment.

